

TOWN OF NEWSTEAD  
PLANNING BOARD MINUTES  
June 18, 2001

PRESENT: Dave Wakeman, Chairman  
Tom Cowan                      Andy Kelkenberg  
Don Hoefler                    Terry Janicz  
Mark Decker                  John Potera  
Don Folger, Code Enforcement Officer  
Rebecca Baker, Planning Board Clerk

Dave called the meeting to order at 7:33pm. Minutes from the June 4<sup>th</sup> meeting were reviewed and John motioned to accept them as written, Terry seconded and all approved.

A public hearing to hear comments for or against the subdivision located on Davison Rd. owned By Glenn Ederer was opened at 7:45pm.

Attendance same as above

Clerk read proof of publication

No prior comments had been received

The proposed lot will be split off 2 lots and merged into one. (SBL # 59.00-1-20.12 & 20.11). There being no one to further speak, John motioned to close the hearing at 7:53pm, Andy seconded and all approved. Don motioned to approve the subdivision, Terry seconded and all approved.

Don Folger informed the board that ADESA has applied to move the proposed 3000 sq. ft. car wash building 100' to the east (other side of the driveway). Don motioned to approve the amendment, Tom seconded, and all approved. Terry abstained from voting.

The board met with Michael Jonas from Stainless Steel Brakes, regarding their addition. The following comments were received from Wendel:

1. Is there enough parking to handle additional employees – more than enough and handicapped parking will be addressed also.
2. Questioned paved area in the rear. - Strictly for driving cars in and out to put on the lifts.
3. Wendel needs to see elevations and drainage plan – Mr. Jonas spoke with Wendel and will have his engineer contact them.

There may be a 40' x 40' area in the rear that will have to have the trees removed. Most other landscaping will remain. Erie County Health Dept. has inspected both septic systems and the drainage between the two buildings. The entire parcel drains to the north. Any new signs will have to follow code. There is no definite plan for them yet. The proposed building will have no plumbing other than one private toilet. Mr. Jonas will provide Don Folger with construction plans at the time of permit issue. There have been no comments from the fire company or Erie County planning (has been more than 30 days). The front parking area may not be completed until the spring and the landscaping in front of the building located at 11450 will wait until after the repointing of the brick is completed. Niagara Mohawk will upgrade the 400-amp transformer to an 800-amp service and it will have to be relocated from the pole mount to the ground. A permit will be required if the roofline will be revised as indicated by Mr. Jonas. Terry motioned to recommend approval subject to comments from Wendel, John seconded and all approved.

John motioned to adjourn the meeting at 9:30pm, seconded by Mark and all approved.

Respectfully submitted by,  
Rebecca K. Baker,  
Recording Secretary

